

**HOME INSPECTOR ADVISORY COMMITTEE
1400 EAST WASHINGTON AVENUE, MADISON, WI
MINUTES
FEBRUARY 20, 2002**

PRESENT: Jerome Baumgardt, Ada Duffey, Larry Engen, Mark Jankowski, Norbert Lovata, Rita McCain, Richard Staff, Mark Thomas and Brian Vanden Heuvel

EXCUSED: All members were present.

STAFF PRESENT: Cletus Hansen and Jacquelynn Rothstein

CALL TO ORDER

The meeting was called to order at 9:35 a.m. by Clete Hansen, Administrator of the Division of Board Services.

AGENDA

The agenda were informally approved.

MINUTES (9/12/01)

MOTION: Norbert Lovata moved, seconded by Mark Thomas, to approve the minutes as written. Motion carried unanimously.

ADMINISTRATIVE REPORT

Cletus J. Hansen, Administrator

i. Roster

Clete Hansen welcomed Ada Duffey to membership on the Committee. Ms. Duffey introduced herself to the Committee members and they introduced themselves to her.

Remove Ada Duffey's home telephone number. Add Ada Duffey's e-mail address: ada@mlaic.com. Remove a "5" from Larry Engen's business telephone number.

ii. Next Meeting Date

Wednesday, May 15, 2002.

iii. To-Do List

Rick Staff gave a report on the findings of the Wisconsin Realtors Association last year when they conducted a home inspector survey. Fifty-eight Realtors responded to the survey. Forty-seven respondents said there was no shortage. Persons indicating a shortage identified the following areas: Eagle River, Northeastern Wisconsin, Marinette County, Northwestern Wisconsin and Rhinelander. Committee members felt that there is not currently a shortage of home inspectors anywhere in the state.

LEGISLATION

The Committee discussed the contents of the Law Revision Bill. Jacquelynn Rothstein said she had testified at the hearing and that none of the provisions in the bill directly affected home inspectors. Rick Staff said that he had talked to the Committee Chair about why a provision to define home inspection was not put in the bill. Mr. Staff said that some language proposed by the Department was considered to be a substantive change and, possibly, not consistent with the intent of the original legislation.

The Committee determined that there are 3 types of properties: residential, mixed use and commercial. Committee members who are members of the Wisconsin Association of Home Inspectors said that they would discuss with their association the possibility of obtaining legislation, and would report to the Committee at the next meeting. The Committee also identified two other issues that have been discussed in the past and that could, possibly, be addressed in future legislation: a disclaimer in an auction report, and clarification of the referral fees provision in the current law.

HOME INSPECTOR REPORT

Committee members received a copy of the Home Inspector Report, January 1, 2001 to December 31, 2001. Committee members suggested that, in the future, the Department should include a figure, showing its income from this regulation.

UPDATE ON EXAMINATIONS

Barbara Showers came to the meeting and discussed some communications she received from the Examination Board of Professional Home Inspectors (EBPHI). She gave the Committee members a document that summarized the statistics for the Wisconsin exam and she gave statistics for the performance of Wisconsin candidates on the national exam. The pass rate on the national exam between November 1, 2001 and January 31, 2002, was 48%. Twenty persons passed and 22 persons failed. She also provided an item called NATIONAL HOME INSPECTOR EXAMINATION NEWS.

Dr. Showers distributed a letter from the EBPHI concerning "pre-equating using item response theory," concerning the representation of states on the item writing panel and concerning a booth at the CLEAR conference. One page erroneously stated that Howard Pegelow is a member of the item writing panel from Wisconsin. Brian Vanden Heuvel is a member.

The Committee discussed the fact that there are building code items in the national exam and also discussed the impact of having such items on the on the exam results of Wisconsin candidates. The Committee requested that Dr. Showers ask for the percentage of questions on building codes and an item analysis of the questions on building codes.

HOME INSPECTOR EDUCATION

The Committee noted correspondence sent by Clete Hansen to John Hendricks of the National Institute of Building Inspectors. The Committee expressed satisfaction with the current policies and procedures regarding continuing education.

PAYMENT OF REFERRAL FEES TO AND BY HOME INSPECTORS

Discussed as part of the following topic.

COMPLAINTS AGAINST HOME INSPECTORS

The Committee discussed several complaints and the actions that the Department has taken on them. Clete Hansen said he would check on a complaint that Mark Thomas had submitted in 2000.

ISSUES OF CONCERN TO COMMITTEE MEMBERS

Brian Vanden Heuvel discussed a legal questions that was not is the purview of the Committee. The question pertained to the liability of a home inspector in a certain situation.

ROLE OF THE PUBLIC MEMBER

The meeting packet included pages from the DRL Board Member Manual, regarding the role of the public member. The Committee discussed the role of the public member. Some Committee members requested that a home inspector be put on the Contractual Forms Advisory Council. Some committee members suggested that Rick Staff should not be designated as a “public member,” but as a representative of the real estate industry. Committee members stated that it would be appropriate to create such a membership slot.

MISCELLANEOUS CORRESPONDENCE/INFORMATION

None

ADJOURNMENT

The meeting adjourned at 12:15 p.m.